



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
September 11, 2014

PRESENT:

Dean Hurford, Chair
Henry Pelfrey
Brenda Ziegler
Renaye Delano
Jeff Townsend
Ted Tosterud, Council Liaison
Dan Kreamier, Council Liaison

ABSENT:

George Lingelbach
Jeff Anderson

STAFF:

Erika Palmer, Development Analyst

PUBLIC:

Eric Anderson, East Metro Economic Alliance
Keith Kudrna
Brian Cooper

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:19 p.m.

2. ROLL CALL

Chair Hurford identified who was present by roll call.

3. REVIEW AND ADOPT MINUTES

Chair Hurford asked if there were any changes to August 14, 2014 minutes included in the packet. It was noted to include Shirley Craddick, Metro Councilor as being in attendance, and a clarification on page two to read "combined quarterly meetings." Development Analyst, Palmer said that the corrections were noted and the minutes will be updated.

EDAC member Delano moved to adopt the August 14, 2014 minutes and EDAC member Ziegler seconded. The motion passed unanimously.

4. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

Keith Kudrna and Brian Cooper introduce three business incentive programs for EDAC to consider. The proposals includes: 1) creating a system development charge (SDC) financing program; 2) creating a SDC deferral program that would allow the deferral of SDC payments for either 9 months or prior to the final inspection and issuance of Certificate of Occupancy; and 3) creating a small business storefront incentive program, based on the Gresham program "Garage to Storefront." EDAC member Ziegler, emphasized that property owners in Village do not have a storefronts and that the main problem has to do with

building codes. Chair Hurford asked if they wanted EDAC to give a specific recommendation on the proposed programs. Mr. Cooper stated that it would be good if EDAC could review the documents and provide input. Chair Hurford, stated that the programs will be on the next month's EDAC Agenda. EDAC member Delano asked how these programs are beneficial to Friends of Fairview and why did they come with them? Mr. Cooper stated that they are not beneficial to Friends of Fairview and there is no connection to the Friends of Fairview. These programs were thought of after reviewing the responses of the business survey.

5. HALSEY STREET CORRIDOR UPDATE

Chair Hurford, introduced this topic as one of the main goals supported by EDAC and introduced Eric Anderson representing the East Metro Economic Alliance EMEA. Chair Hurford invited Mr. Anderson to present EMEA's view on the Halsey Corridor Plan. Mr. Anderson introduced himself and stated that he is a Troutdale City Councilor but has also been involved with EMEA since July. Mr. Anderson stated that often times he hears that East County doesn't get their fair share of transportation money because not everyone works together but the Halsey Corridor is a project that all cities agree on. The County prepared a report on the Halsey Corridor in 2005 and EMEA is going to review that report to see if it is still relevant or if any updates to the plan need to be made. Mr. Anderson stated that EMEA asking each jurisdiction to become involved in this project and take part on an EMEA Halsey Corridor steering committee because when all stakeholders are working together, there is a better chance to receive funding for the project. Mr. Anderson believes that the Halsey Corridor is a project that will allow everyone to speak with one voice. Mr. Anderson asked if EDAC would appoint someone to sit with EMEA and be the voice for Fairview.

Chair Hurford asked if Mr. Anderson if EMEA is going to need a Business Person, a Council Liaison, and a City staff person to be involved in such a group so that there is a direct line to City Council. Mr. Anderson replied, yes. Chair Hurford stated that each Wood Village and Troutdale should have their own EDAC's so that all cities can work together on issues. Mr. Anderson stated that EMEA wants representatives in the room for the Halsey Corridor discussion but it doesn't have to be an economic development committee because EMEA doesn't necessarily want to wait around to see if Wood Village wants to create an EDAC. Chair Hurford raised the concern of having one representative from a jurisdiction who might not represent all the voices of the community at the table. Chair Hurford explained that he doesn't want to lose the EDAC concept and value for Wood Village and Troutdale in an EMEA process for this project.

Council Liaison Kreamier said that it is also going to be important to have representatives from the County and Metro be involved in this project. Mr. Anderson stated that representatives from the County and Metro will be involved because there is already interest from people like Diane McKeel and Shirley Craddick.

Mr. Anderson said that he wants all the voices to be at the table it's going to be up to each city as to who is represented on the EMEA steering committee for the Halsey Corridor. It might be one person from Wood Village but it could be three from Fairview.

EDAC member Townsend asked for clarification on what will be included in the plan. Will it be design, planning, rezoning, or a traffic study plan? Mr. Anderson stated that the 2005 Halsey Corridor Plan that was prepared by the County will be revisited and EDAC should review it. EDAC member Townsend stated that ultimately what it comes down to is developers and realtors because the government is giving

out money for large projects. EDAC member Townsend stated that the most important part of this vision is a unified voice.

Chair Hurford, stated that Fairview has committed five thousand to this project and would expect that the other participating jurisdictions would do something similar.

EDAC member Delano expressed concerns about Gresham and their capacity do get project accomplished because they are a much larger city than the three jurisdictions of Fairview, Wood Village and Troutdale combined and how money for the project would be split.

Chair Hurford stated that these are the types of conversation that the corridor committee would have and work out.

Mr. Anderson said he will let everyone on EDAC know when EMEA has a scheduled meeting to discuss the Halsey Corridor Project.

EDAC member Delano stated that this project is all about having unified individuality and everyone agreed.

Development Analyst, Palmer said that she would send out the Halsey Corridor Plan, the Comprehensive Plan, and the Retail Market Analysis Plan.

6. VILLAGE CORE

Chair Hurford, updated the committee on the meeting with Steve Winstead, building official. The meeting was to discuss the building code issues on Village Street. Specifically, what can property owners do and can't do in regards to commercial activities? Chair Hurford, explained several issues came up involving firewall separation and accessibility were discussed. Chair Hurford, stated that in order to know what is truly happening on a property by property basis a building inventory is needed. Development Analyst, Palmer stated that the inventory is almost complete and will be working to set up another meeting with Steve Winstead to discuss how to move forward and fix the problems.

EDAC member Ziegler gave an update on the Village Sidewalk Repair Project. They have received a couple of bids but are expecting two more. They hope to be started in the next few weeks. New sidewalks will be installed and Flowering Cherry Trees.

9. STAFF UPDATE

No staff updates

11. ADJOURNMENT

Chair Hurford adjourned the meeting at 6:30 p.m.

The next EDAC meeting is scheduled for October 16, 2014


Dean Hurford, Chair EDAC


Date

ERIKA PALMER

Erika Palmer

Development Analyst

Oct. 16, 2014

Date